



Community & Economic Development C. E. "Chip" Vincent, Administrator

July 29, 2016

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on :

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: Renton Commons
PROJECT NUMBER: LUA16-000425, ECF, CU-H, SA-H, MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on August 12, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Rocale Timmons". The signature is written in a cursive, flowing style.

Rocale Timmons
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER: LUA16-000425, ECF, CU-H, SA-H, MOD
APPLICANT: Low Income housing Institute; 2407 First Ave; Seattle, WA 98121
PROJECT NAME: Renton Commons

PROJECT DESCRIPTION: The Low Income Housing Institute (LIHI) is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, Environmental 'SEPA' Review, and three modifications for the construction of a 6-story building containing 48 affordable multi-family residential units. The structure would have an average height of 64 feet. The 0.32 acre site is located within the Center Downtown (CD) zoning classification on the west side of Whitworth Ave S just north of S 3rd St at 215 Whitworth Ave S. Vehicular access to the site would be provided via a single entry point from Whitworth Ave S. A total of 12 parking spaces would be provided within the structure. A refuse and recycle modification, from RMC 4-4-090, is being requested in order to reduce the number of required deposit and collection points as well as the size requirements. A bicycle parking modification, from RMC 4-4-050, is being requested in order to reduce the number of required bicycle parking from 24 to 20 stalls. Finally, the applicant is requesting a street modification, from RMC 4-6-060, in order to maintain the existing 60-foot right-of-way, without dedication, and alter the required street cross section. The site is located within a Seismic Hazard Area. There appears to be no other critical areas located on site.

PROJECT LOCATION: 215 Whitworth Ave S
LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

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DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



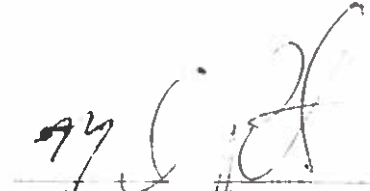
PUBLICATION DATE: JULY 29, 2016

DATE OF DECISION: JULY 25, 2016

SIGNATURES:


Gregg Zimmerman, Administrator
Public Works Department


7/25/16
Date


Mark Peterson, Administrator
Fire & Emergency Services

7/25/16
Date


Kelly Beymer, Administrator
Community Services Department

7/25/16
Date


C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

7/25/16
Date

DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM) MITIGATION MEASURES AND ADVISORY NOTES

PROJECT NUMBER: LUA16-000425, ECF, CU-H, SA-H, MOD

APPLICANT: Low Income Housing Institute; 2407 First Ave; Seattle, WA 98121

PROJECT NAME: Renton Commons

PROJECT DESCRIPTION: The Low Income Housing Institute (LIHI) is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, Environmental 'SEPA' Review, and three modifications for the construction of a 6-story building containing 48 affordable multi-family residential units. The structure would have an average height of 64 feet. The 0.32 acre site is located within the Center Downtown (CD) zoning classification on the west side of Whitworth Ave S just north of S 3rd St at 215 Whitworth Ave S. Vehicular access to the site would be provided via a single entry point from Whitworth Ave S. A total of 12 parking spaces would be provided within the structure. A refuse and recycle modification, from RMC 4-4-090, is being requested in order to reduce the number of required deposit and collection points as well as the size requirements. A bicycle parking modification, from RMC 4-4-050, is being requested in order to reduce the number of required bicycle parking from 24 to 20 stalls. Finally, the applicant is requesting a street modification, from RMC 4-6-060, in order to maintain the existing 60-foot right-of-way, without dedication, and alter the required street cross section. The site is located within a Seismic Hazard Area. There appears to be no other critical areas located on site.

PROJECT LOCATION: 215 Whitworth Ave S

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. A survey shall be submitted to the Current Planning Project Manager that conforms to the requirements and standards of the Washington State Office of Archaeology and Historic Preservation and must be conducted under the on-site supervision of a state-approved archaeologist prior to construction permit approval.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
5. The applicant shall erect and maintain six-foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.
6. This permit shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Water:

1. A 12-inch water main is proposed east of the site in Whitworth Avenue S. from S. 3rd Street north to S 2nd Street. The new main will provide the site with increased fireflow by providing a connection between the existing 12-inch mains in S 2nd St and S 3rd St. The water main shall be designed and constructed in accordance with Appendix J of the City's 2012 Water System Plan. Adequate horizontal and vertical separation between the new water main and other existing and proposed utilities (sewer lines, storm drains, gas lines, power and communication ducts) shall be provided for the operation and maintenance of the water main. A profile for the length of the water main is required for utility permit review.
2. The connection at S. 2nd Street shall be made by a 12-inch x 12-inch tee. This will require replacement of the existing 12-inch x 8-inch tee. An 8-inch reducer shall be installed north of the new tee to provide a connection to the existing 8-inch main. Existing water services along this portion of Whitworth Avenue S. will be reconnected to the new 12-inch main.
3. Cathodic pipe protection is required for the crossing of the SPU transmission mains. Cathodic protection design and review shall be coordinated with SPU and the City. A "Utility Consent Letter" from SPU shall be obtained.
4. The domestic water meter shall be sized in accordance with the latest edition of the Uniform Plumbing Code. Sizing calculations shall be provided to the City. Meters 3" or larger, shall be

installed in a concrete vault located outside of the building per COR Standard Plan 320.4. By-pass piping, valves, and associated piping shall be purchased and installed by the developer / contractor under City observation for meters 3-inch or larger.

5. A double check valve assembly (DCVA) shall be installed behind the domestic water meter in accordance with the standards found in Appendix J of the City's 2012 Water System Plan.
6. A fire sprinkler stub with a double detector check assembly (DDCVA) in an exterior underground vault per COR Standard Plan 360.1 shall be installed for backflow prevention. The DDCVA may be installed inside the building if it meets the conditions as shown on COR Standard Plan 360.5 for the installation of a DDCVA inside a building.
7. Fire hydrants shall be installed as required by the Renton Fire Authority.
8. A separate meter is required for landscape irrigation per COR Standard Plan 320.1. A double check valve assembly (DCVA) is required behind the meter per COR Standard Plan 340.8.
9. The existing water meter serving the existing residence shall be removed. The existing service shall be capped at the main in accordance with City standards.
10. Location of backflow assemblies inside the building is strongly encouraged. All vault and meter lids in the sidewalk shall conform to the City's Downtown Streetscape Design Standards and Guidelines.
11. The development is subject to applicable water system development charges (SDCs) and meter installation fees based on the number and size of the meters for domestic use and fire prevention. Meters greater than 2-inch will be charged a \$220.00 processing fee and the contractor will provide the meter and install it. A system development fee credit will be issued for the meter that is being removed. The full water fee schedule can be found in the City's 2016 development fees document on the City's website.

Sewer:

1. The replacement of the existing 6-inch sewer main is not required as part of this project. This main will be replaced in the near future as part of a City of Renton capital improvement project.
2. The connection to the existing 6-inch main shall be made by a new connection and stub. Use of the existing stub is not permitted.
3. The side sewer shall be a 6-inch and shall have a minimum slope of 2%.
4. The development is subject to applicable sewer system development charges (SDCs) for sewer service. The SDC for sewer service is based on the size of the domestic water service. A system development fee credit will be issued for the existing sewer service being abandoned. The full sewer fee schedule can be found in the City's 2016 development fees document on the City's website.

Drainage:

1. Pumped stormwater systems will only be considered if no gravity option exists. A thorough review of all possible gravity connections to the existing storm drainage system is required from the engineer in the TIR. The City is willing to work with the applicant to find a gravity drainage solution for the site as part of the utility permit review.
2. In the event that a gravity connection is infeasible, a pump system may be considered if all requirements in Section 4.2.3 of the 2009 KCSWDM as amended by the City of Renton are met. The pump system must be privately owned and maintained. The pump system shall have either installed emergency backup power or the ability for portable backup power generator in the event of a loss of primary power. The applicant must provide an emergency response plan with details on how backup power will be activated during an emergency and include the method for delivering to the site and energizing the portable backup power. Please refer to the amended Section 4.2.3 for the complete requirements for pumped stormwater discharge.

3. The survey and civil plans shall be updated to include additional information about the existing 12-inch storm drain in the SPU easement. Include survey data of downstream and upstream structures. Confirm the direction of pipe flow and the downstream drainage path.
4. If the project discharges to the storm drain in Whitworth Avenue S., the existing 6-inch storm drain in Whitworth Avenue S. may need to be upsized. Additional conveyance calculations would be required.
5. The project is subject to a system development charges (SDC) for stormwater. The current SDC is \$0.594 per square foot of new impervious surface area, but not less than \$1,485.00.
6. Effective January 2, 2017, the City of Renton will be adopting a new stormwater manual which will be based on the 2016 King County Surface Water Design Manual. All projects vested after January 2, 2017 will be subject to these new stormwater requirements. Please refer to RMC 4-1-045 for information regarding project vesting.

Transportation:

1. The maximum slope back of sidewalk is 4H: 1V for minimum 3 feet back of the sidewalk.
2. The corner curb ramps at all street intersections adjacent to the site should be ADA compliant. ADA also requires matching ADA compliant curb ramps on the other side of the intersection.
3. Street lighting is required to be provided on the frontage streets by the project.
4. The City of Renton Trench restoration and Street overlay requirements will be applicable for any work in the public right of way.

Fire:

1. Fire impact fees are applicable at the rate of \$495.10 per multifamily unit. This fee is paid at time of building permit issuance. Credit will be granted for the one unit structure removed.
2. The preliminary fire flow is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the building. One hydrant is required within 50 feet of all fire department connections for standpipes and sprinkler systems. Existing hydrants may be counted toward the requirements as long as they meet current code. Fire flows exceeding 2,500 gpm require looped water mains around the building or group of buildings. Water main in Whitworth Avenue South is only a 4 inch sized main and shall be replaced with an adequately sized water main in order to meet fire flow demand.
3. Approved fire sprinkler and fire alarm systems are required throughout the building. Dry standpipes are required in all stairways. Direct outside access is required to the fire sprinkler riser room. Fire alarm system is required to be fully addressable and full detection is required. Separate plans and permits required by the fire department.
4. Fire department apparatus access roadways are adequate as they exist.
5. An electronic site plan is required prior to occupancy for pre fire planning purposes.
6. Building shall be equipped with an elevator meeting the size requirements for a bariatric size stretcher. Car size shall accommodate a minimum of a 40 inch by 84 inch stretcher.

Parks:

1. Park Impact Fees per Ordinance 5670 applies.

General:

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.
2. When utility plans are complete, please submit four (4) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.